

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: January 22, 2019

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Susan Ferry, Commissioner
Joann Lee, Commissioner
Dan Hogan, Vice-Chairperson
Kate Duncan, Commissioner
Richard Ehrle, Commissioner

Staff Members: Jennifer Tennant

Call to Order

Vice-Chairperson Hogan called the meeting to order at 7:00 p.m.

Roll call noted the following: Richard Ehrle, absent; Kate Duncan, present; Jeff Anderson, present; Susan Ferry, present; Joann Lee, present; Vice-Chairperson Hogan, present; Chairperson Anna Markley Bush, absent.

There being a quorum, the meeting proceeded.

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Old Business

New Business

PC 19-01: 118-128 Wool Street (Moretti's) – Special Use Planned Development Amendment

PETITIONER: Mark Hoffman
2330 Hammond Drive Suite G
Schaumburg, IL 60173

PROPERTY OWNER: Wool Street Properties, LLC
2330 Hammond Drive Suite G
Schaumburg, IL 60173

The Petitioner is seeking approval of an amendment to the existing special use planned development ordinance for the purpose of requesting several exceptions from Village parking requirements due to interior modifications which increase the amount of net floor area thereby requiring additional parking spaces. The property is zoned B-5 Village Center East District and is approximately 0.4 acres.

Vice-Chairperson Hogan commences the meeting by asking whoever is presenting to raise their right hands, to be sworn in, and to approach the podium.

Mr. Hoffman approaches the podium and voices his appreciation to the Commissioners for being present on a snowy night and for all their work to ensure Moretti's becomes a reality. Mr. Hoffman states that everything is going as planned, however, since he is a visionary there are two propositions he would like to present tonight. The first, adding a grab and go coffee bar that will appeal to commuters. To do this, he believes it will not require additional parking since the demographic wanting to attract is in front of the restaurant. Mr. Hoffman mentions he would gladly pay if the opportunity arises where he can purchase parking passes from the Village once the closing between the Village and the First Church of Christ Scientist is completed.

Commissioner Ferry asks Mr. Hoffman if he knows how many employees will be working on each shift.

Mr. Hoffman says there is no exact count yet, but does know there will three times as many people working during the dinner shift than the earlier lunch shifts.

Commissioner Ferry follows up by asking Mr. Hoffman if he knows what the operating hours would be if he were to add a grab and go coffee bar.

Mr. Hoffman replies no. The hours of operation for the grab and go section will be decided once he opens and gets a better understanding of the establishments activity.

Commissioner Lee asks Mr. Hoffman if there will be a sit down area for coffee bar customers.

Mr. Hoffman replies yes, but the area will be small. Maybe a maximum of ten to fifteen people would be able to sit down.

Commissioner Ehrle asks Mr. Hoffman if he intends having commuters park in the restaurants spaces.

Mr. Hoffman says he does not expect that. There will be signs posted acknowledging the spaces are for Moretti's customers only. In the event that people begin parking their cars in Moretti's spaces and getting on the train, towing signs will need to be posted as well.

After discussion on the parking accommodations, Mr. Hoffman continues on with the second proposition, which is to enclose the front entry way. By doing this, it will keep the stairs from getting icy thus reducing the risk of any safety or legal problems if someone were to injure themselves.

For clarification, Ms. Tennant questions Mr. Hoffman if means to say covered rather than enclosed when it comes to the stairs.

Mr. Hoffman answers he is meaning to say enclosed, not covered.

Ms. Tennant asks Mr. Hoffman if he has a copy of the drawing so she can look them over.

Ms. Tennant apologizes because she did not catch that the drawing was referring to enclosing the stair rather than covering when she reviewed the plans earlier in the day. For this reason, it will require an increase to the parking requirement. She requests the square footage information from Mr. Hoffman, so she can calculate how many additional parking spaces will be needed.

Mr. Hoffman replies he would be more than happy to rent more spaces if it means being able to enclose the stairs.

Commissioner Lee asks Ms. Tennant if this area would be considered a net floor area.

Ms. Tennant replies yes.

Vice-Chairperson Hogan asks if the entrance to the stairs would be a separate door way.

Mr. Hoffman states the door would be at the base of the stairs, making it entirely enclosed.

Going back to the additional required parking spaces, Ms. Tennant informs Mr. Hoffman and the committee that based on her calculations three more parking lots are needed, increasing the exception from nine to twelve. If the plan commission were inclined to approve the request for the enclosed stairs, the approval would be conceptual only because it would require ARC approval to work out the finer details of the design.

With no one having any issues with Ms. Tennant's finding, Vice-Chairperson Hogan moves onto the subject of the deck encroachment, and asks Mr. Hoffman to elaborate on his reason for wanting to extend the proposed deck.

Ms. Tennant states this is a product of the enclosed rear patio. The deck encroaches into the rear yard making it an exception that would need to be approved by the plan commission.

Before giving the time to Ms. Tennant to go over the staff report, Vice-Chairperson Hogan asks if anyone has anything else to add. No one does.

Ms. Tennant starts by informing the staff that years ago the previous owner of Wool Street did an improvement to their building, but because the owner did not own any additional property they were not able to provide additional parking. Thus, the owner paid the Village of Barrington \$130,000.00 to go towards building additional public parking in the area. However, as the years went by the money continued to sit in the parking fund because the Village of Barrington had not been able to establish any extra parking in this area. Now that Mr. Hoffman purchased the property and the lot next door they were able to establish some parking with their additional land, therefore, the Village credited them the \$130,000.00 previously paid because they established the previously required number of parking spots. In 2017, the Plan Commission granted Moretti's parking expectations for three extra spaces, however, when Mr. Hoffman came before the commission proposing to rearrange the interior, which would increase the floor area, there were no additional spaces for the commission to grant. Moving forward, now that the Village of Barrington is under contract to purchase the rear parking lot of First Church of Christ Scientist, Staff is working with Mr. Hoffman to develop a plan for him to purchase parking permits for employee parking. Staff recommends the parking exceptions for two reasons. One, any additional waiting space that is added to Moretti's will add parking requirements after 5 pm and on the weekends. Two, the success of the café will be based on whether commuters utilize it or not but they will also have access to Moretti's parking lot before their lunch rush.

Moreover, the staff does recognize that Moretti's will have more employees than Wool Street ever had even in their busiest times. As mentioned, Staff is working with Mr. Hoffman to develop a plan for him to purchase premium employee/employer parking permits. The plan is to sell Moretti's twelve of the seventeen spaces available in the new lot for EE parking permits, the remaining five will be reserved for Greencastle to purchase. However, if Greencastle does not agree to purchase the parking permits then staff will open the extra parking permits to Moretti's. Staff believes this is the best option because if the fee-in-lieu was collected the money will just sit in a fund that will most likely never be used because there are a lot of restrictions of what the Village can do with the money and unfortunately it cannot be applied to the new commuter parking area. The Village is excited about this project and wants to see this property redeveloped, so within reason, Staff has tried work with Mr. Hoffman and the architect to assure this project is successful. If the Plan Commission is inclined to accept the concept of the enclosed area, the final design will be presented to the architectural review committee for approval.

Vice-Chairperson Hogan asks Ms. Tennant if the architectural review commission has reviewed the aluminum windows.

Ms. Tennant says no. Staff conceptually approved the aluminum windows, but the windows do need an exception from the Plan Commission.

Vice-Chairperson Hogan asks Ms. Tennant if the concept of people arriving and being out of the parking spaces by 5pm is based on a survey. If not, how did staff arrive to this conclusion?

Ms. Tennant says staff is aware all parking spaces are filled in the morning and commuters occupy a majority, but there are a handful of people who are going downtown for a brief time so throughout the day spaces are opening up.

Vice-Chairperson Hogan asks Ms. Tennant if she knows when the contract closes to purchase the First Church of Christ Scientist parking lot.

Ms. Tennant replies they anticipate sometime in April, but the lot will most likely not be available for usage until late summer.

Commissioner Duncan asks Ms. Tennant if the significance of the twelve employee spaces is based on what the Village had available to offer.

Ms. Tennant says yes.

Commissioner Lee asks Ms. Tennant, for clarification, why the new owner, Mr. Hoffman, is receiving the one hundred and thirty thousand dollars if it was the previous owner who paid.

Ms. Tennant says this process was not automatic. It was negotiated with Mr. Hoffman when he took over the property.

Vice-Chairperson Hogan asks Ms. Tennant if the proposed enclosure of the stairs would be considered a major exterior change.

Ms. Tennant replies yes, it will be going for review with the architectural review commission.

Before making a motion, Vice-Chairperson Hogan asks the committee if they should include a recommendation related to purchasing the employee parking permits as of the date that Moretti's opens.

Ms. Tennant suggests recommending the purchase of employee parking permits to be done once Moretti's is officially ready to open.

Vice-Chairperson Hogan asks if anyone would like to make a comment or has a question before closing, no one does.

Commissioner Duncan motioned and Commissioner Ehrle seconded the motion to approve PC 19-01 for approval of an amendment to the existing special use planned development ordinance for the purpose of requesting several exceptions from Village parking requirements due to interior modifications which increase the amount of net floor area thereby requiring additional parking spaces.

Roll call Vote: Mr. Ehrle, yes; Mr. Anderson, absent; Ms. Duncan, yes; Ms. Ferry, yes; Ms. Lee, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, absent. The vote was 5-0; the motion carried.

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Minutes

December 11, 2018

Commissioner Lee made a motion to approve, with corrections, the December 11, 2018 meeting minutes. Commissioner Ferry seconded the motion. A voice vote noted all ayes, and Vice-Chairperson Hogan declared the motion approved.

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Planners Report

Ms. Tennant informs the commission of the upcoming First Church of Christ Scientist project. The project had a rough start with the architectural review commission because of their proposed design, but after appearing before the architectural review commission three times it is now ready to come before the plan commission on February 12, 2019.

Adjournment

Commissioner Ehrle made a motion and Commissioner Ferry seconded to adjourn the meeting at 7:58 p.m. Vice-Chairperson Hogan declared the motion approved.

Respectfully submitted,

Esmeralda Nava
Administrative Assistant

Approved: February 12, 2019